



OCT 29

Amendment to Existing Special Exception: Statement of Justification

Athletic Fields and Emergency Access Road for Kettle Run High School (previously known as the 3rd High School Site)

A. Introduction.

1. **Background.** The special exception for construction of Kettle Run High School (KRHS) was approved April 13, 2006. This application is for an amendment to that special exception. The work subject to this application is comprised of:

- a. Relocation of one soccer/physical education athletic field from its originally planned location southeast of the KRHS baseball field to a location between the KRHS main building and Rogues Road, as shown on the special exception plat submitted for this work. This relocation was made necessary by the planned extension of Academic Avenue.
- b. Addition of one soccer/physical education athletic field, to be located near the relocated field described above, as shown on the special exception plat submitted for this work.
- c. Construction of an emergency access road on the KRHS site to enable emergency services and public safety vehicles to enter the Kettle Run High School / Greenville Elementary School site in the event that Academic Avenue is not available.

2. **General Site Information.** Kettle Run High School (previously known as High School 3) and Greenville Elementary School (previously known as Elementary School 11) are situated on a 209 acre site located on the east side of Route 602 (Rogues Road) directly across Rogues Road from the Grapewood Estates Subdivision, and just to the north of Kettle Run stream. The entire property is zoned Rural Agriculture (RA). The School Board of Fauquier County owns the property.

The PIN for the property is 7914-89-0204; some of its area is within the 100-year floodplain (Reference: FEMA Flood Insurance Rate Map Number 510055, Panels 0305A and 310A).

Construction of the Kettle Run High School (KRHS) building, the Greenville Elementary School (GES) building and associated athletic fields, facilities, and appurtenances included on the approved plans is completed in accordance with the existing approved plans and the existing approved special exception.

3. **Applications Required.** The Fauquier County School Board is seeking Board of Supervisors approval to amend the existing special exception to allow construction of two athletic practice and physical education fields and an emergency access road. One athletic field is relocated from the location shown on the existing originally approved site plan, and the other is an additional field.

B. *Kettle Run High School Athletic Fields and Emergency Access Road (Secondary School – Category 5 Special Exception).*

The Fauquier County School Board proposes to construct two athletic physical education fields and an emergency access road as described herein, and within Exhibit A, special exception plat.

The special exception plat also presents the following site access and layout information:

- a. *General Site Layout:* includes Kettle Run High School, Greenville Elementary School, Academic Avenue, other traffic circulation, parking, and athletic fields.
- b. *Road Frontage and Site Access:* Route 602 serves as the public street frontage with access to KRHS and GES from Academic Avenue, which is pending acceptance by the Virginia Department of Transportation (VDOT).

2. **Justification Statement (Zoning Ordinance, Section 5-011 II.4).** The Zoning Ordinance requires the following responses for Planning Commission and Board of Supervisors consideration:

- a. Type of Operation: The athletic fields are needed to fulfill Kettle Run High School's educational program, and will be used for physical education classes and athletic practice.

The emergency access road will be used only by authorized emergency services and public safety traffic.

- b. Hours of Operation: The athletic fields will be used during daylight hours. The emergency access road may be used at any time.
- c. Estimated Number of Pupils: The proposed improvements will not result in an increase in the number of students using the KRHS/GES site.
- d. Estimated Number of Employees: The proposed improvements will not result in an increase in the number of employees using the KRHS/GES site.
- e. Qualifications of Applicant and Operators of the Proposed Use: The Applicant is the Fauquier County School Board, while the term "Operators" applies to the professional educational faculty and staff of Kettle Run High School.
- f. Estimated Traffic Impact of the Proposed Use: The proposed improvements are not expected to increase traffic.
- g. Vicinity or General Area to be Served: Kettle Run High School and Greenville Elementary School serve students from portions of Cedar Run, Center and Scott Districts.
- h. Describe Proposed Physical Facilities: The athletic fields will comprise a combined area of 3.7 acres, will have a natural grass surface, and will be visually screened by terrain, plantings, and natural vegetation. The emergency access road will connect to Rogues Road via the existing access road used by the Fauquier County Water and

Sanitation Authority for access to its wells, pump station, and storage tank located on the subject parcel. The emergency access road will be twelve feet wide and approximately 2300 feet long. Part of the emergency access road will be gravel surfaced, and part will be asphalt paved. The emergency access road will have the capacity to support heavy emergency vehicles such as fire apparatus. Access to the emergency access road will be barred by a chain barrier; arrangements will be made for emergency services and public safety personnel to remove the barrier temporarily as needed. The emergency access road will not be constructed to VDOT standards nor accepted by VDOT.

- i. Proposed Use Will Conform to All Applicable County Regulations. The proposed improvements are allowable in the Rural Agriculture zoning district classification. The Applicant will meet all Federal, State and County land development regulations for the development of the site.
3. **General Standards (Zoning Ordinance, Section 5-006).** All special exceptions must demonstrate satisfaction of the Zoning Ordinance's general standards applicable to the proposed use.

The proposed improvements to the KRHS/GES site meet the following applicable and paraphrased eight standards as stated:

- a. Section 5-006(1): *The proposed use will not adversely affect the use or development of neighboring properties, and it shall be in accordance with the applicable zoning district regulations and provisions of the adopted Comprehensive Plan.*

Response:

- 1) The athletic fields will not adversely affect uses of surrounding RA or R-1 zoned properties. The fields will be located more than 150 feet from Rogues Road and Academic Avenue, and more than 200 feet from the nearest property line, and will be visually screened by terrain, plantings, and natural vegetation. The fields will not be lighted.
 - 2) The emergency access road will enhance public safety at the KRHS/GES site by providing an alternative route for emergency traffic should Academic Avenue become blocked or otherwise inaccessible during an emergency. The emergency access road will not affect the neighboring properties.
 - 3) *Public Water and Sewer Services.* The proposed improvements will have no impact upon public water and sewer services.
- b. Section 5-006(2): *The proposed use shall be such that pedestrian and vehicular traffic generated will not be hazardous or conflict with existing and anticipated traffic in the neighborhood and on the streets serving the site.*

Response: The proposed athletic fields will be used for physical education classes and practices which are currently being conducted elsewhere on the KRHS site, and are not expected to generate additional traffic. The emergency access road will not generate any additional traffic, but will provide an alternative entry for emergency vehicles should Academic Avenue be blocked or inaccessible.

- c. Section 5-006(3): *The Board of Supervisors may impose standards during consideration of this application.*

Response: The proposed school will comply with all County requirements and special exception conditions established through the public hearing and approval process.

- d. Section 5-006(4): *Open space shall be provided in an amount at least equal to that specified for the zoning district in which the proposed use is located.*

Response: The proposed modifications to the site will not significantly reduce the amount of open space, which is already approved.

- e. Section 5-504.2 of the Zoning Ordinance: *requires that all recreation areas shall be fully fenced.*

Response: The proposed athletic fields will be fenced.

f. Section 5-006(5): Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 7.

Response: The proposed improvements will not affect requirements for utilities, parking, or loading. The proposed improvements will be designed to conform to the Zoning Ordinance, Fauquier County Code and Design Standards Manual requirements regarding stormwater management.

g. Section 5-006(6): Signs shall be regulated by the provisions of Article 8, except as may be qualified in the parts that follow for a particular use.

Response: Any proposed signs for the improvements shall comply with the County sign regulations.

h. Section 5-006(7): A time limit may be imposed for the special exception if the Board of Supervisors deems it appropriate.

Response: The proposed improvements will become permanent public fixtures, and will benefit the community. Imposing a time limit on the special exception for this type of facility is not appropriate.

i. Section 5-006(8): The proposed use shall not degrade air quality, surface and groundwater quality and quantity in such a way that would hinder or discourage the appropriate development and/or use of adjacent land and/or buildings or impair the value thereof.

Response: The proposed improvements will meet all stormwater management requirements contained in the Design Standards Manual and the Northern Virginia BMP Handbook, and will meet all regulatory requirements regarding streams and wetlands, thereby insuring surface water quality and other environmental assets are protected.

j. Section 5-006(9): All uses shall comply with the lot, size, bulk regulations and performance standards of the zoning district in which located.

Response: The proposed improvements will comply with all applicable lot requirements and performance standards.

4. Use - Specific Standards

a. Category 5 Educational Uses (Section 5-400 of the Zoning Ordinance)

- 1) *Section 5-501: All off-street parking and loading areas, swimming pools and tennis courts and similar facilities shall be effectively screened and shall not be located in any required yard.*

Response: None of these uses shall be located within the required yards and all landscape and buffering requirements of the Zoning Ordinance will be met.

- 2) *Section 5-502(1): No structure used for or in conjunction with the use shall be located within 100 feet of any adjoining property which is in a Residential or Rural District.*

Response: As shown on the special exception plat, no part of the athletic fields and emergency access road will be within 200 feet of a property line.

- 3) *Section 5-502(2): The site shall have a minimum road frontage, as required for the site's zoning district, on a road designated as a major collector in the Comprehensive Plan, unless the Board of Supervisors finds that the type and amount of traffic generated by the facility will not cause an undue impact on the neighbors or adversely affect safety of road usage.*

Response: The proposed improvements will have no impact upon required road frontage.

- 4) *Section 5-504.1.B: 430 square feet of usable outdoor recreation shall be provided for each child in grades four (4) through twelve (12) that may use that space at any one time.*

Response: The proposed improvements increase the usable outdoor recreation area above that already approved.

- 5) *Section 5-504.2: All outdoor recreation areas shall be fully fenced.*

Response: The proposed athletic fields shall be fully fenced.